



**Address:** [4815 RED BIRCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 44715H-8-7  
**Subdivision:** VILLAGES OF FAIRFIELD ADDITION  
**Neighborhood Code:** 1S020E

**Latitude:** 32.6672439656  
**Longitude:** -97.1076431644  
**TAD Map:** 2120-364  
**MAPSCO:** TAR-097S



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** VILLAGES OF FAIRFIELD  
ADDITION Block 8 Lot 7

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$369,095

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06686915

**Site Name:** VILLAGES OF FAIRFIELD ADDITION-8-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,535

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,710

**Land Acres<sup>\*</sup>:** 0.1769

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

FRANSCINI LUCIEN S IV  
FRANSCINI N

**Primary Owner Address:**

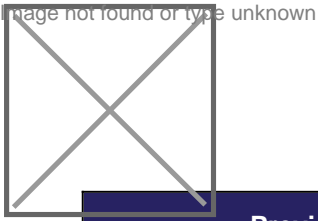
4815 RED BIRCH DR  
ARLINGTON, TX 76018-5203

**Deed Date:** 7/11/2000

**Deed Volume:** 0014432

**Deed Page:** 0000311

**Instrument:** 00144320000311



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESKAMP DOMINIC T;WESKAMP MARIA	9/20/1995	00121130000157	0012113	0000157
CENTEX REAL ESTATE CORP	1/1/1994	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$299,705	\$69,390	\$369,095	\$369,095
2024	\$299,705	\$69,390	\$369,095	\$344,064
2023	\$323,937	\$55,000	\$378,937	\$312,785
2022	\$272,091	\$55,000	\$327,091	\$284,350
2021	\$205,945	\$55,000	\$260,945	\$258,500
2020	\$180,000	\$55,000	\$235,000	\$235,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.